



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

£35,000 - £375,000

Dukes Lane

Brighton, BN1 1BG



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PROPERTY SUMMARY

GUIDE PRICE £350,000 - £375,000

Situated in the heart of Brighton's iconic Dukes Lane, this rarely available two-bedroom maisonette presents an exceptional opportunity to acquire a home in one of the city's most sought-after locations. Just moments from Brighton Seafront, The Lanes and an array of independent boutiques, cafés and restaurants, the property combines outstanding convenience with exciting potential.

Arranged over two floors and extending to approximately 733 sq ft (68.1 sq m), the accommodation comprises a spacious 25ft dual-aspect living and dining room with useful under-stairs storage, a separate fitted kitchen and direct access onto a south-facing private balcony overlooking Dukes Lane. Upstairs are two generous double bedrooms, both benefitting from built-in wardrobes, together with a family bathroom.

To the front of the property is a private paved courtyard garden, providing an ideal space for outdoor seating and entertaining. A particular highlight is the inclusion of an allocated off-road parking space within a secure gated residents' car park—an exceptionally rare and valuable feature for such a central Brighton location.

While the property would benefit from modernisation, it offers excellent scope for buyers wishing to create a bespoke city home, holiday retreat or investment property.

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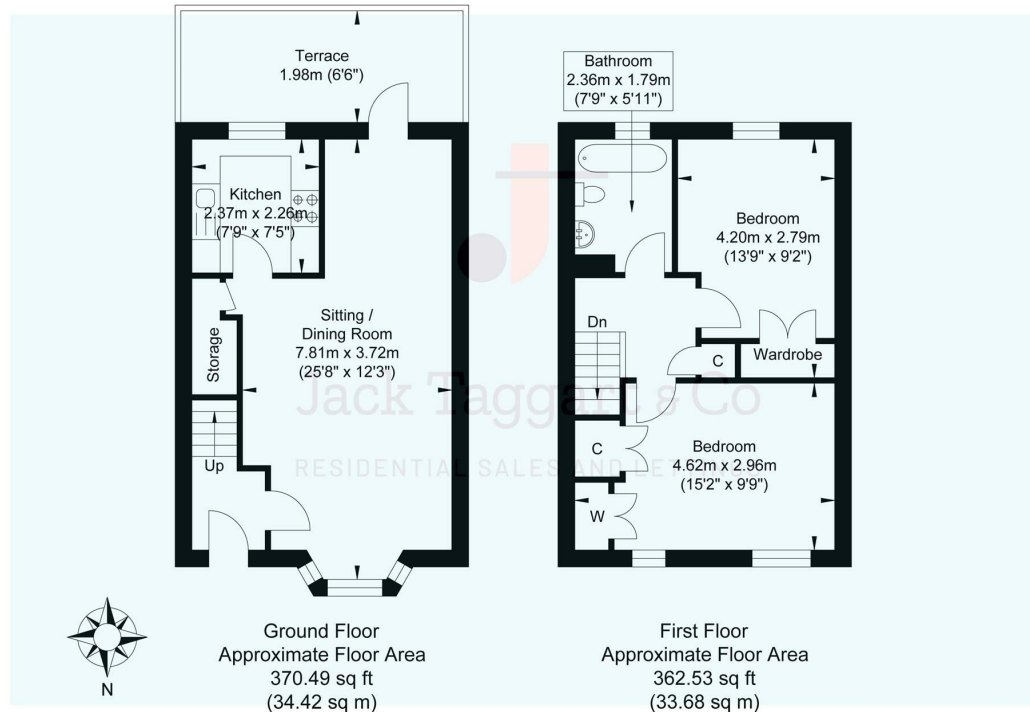


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Dukes Lane



Approximate Gross Internal Area = 68.10 sq m / 733.02 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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OFFICE ADDRESS

55 Queen Victoria Avenue
BN3 6XA

OFFICE DETAILS

01273 974929
sales@jacktaggart.co.uk